

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF  
T: 01482 669982 F: 01482 669984  
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*5 Fir Trees, Anlaby, East Yorkshire, HU10 7DQ*

- 📍 Bespoke Detached Bungalow
- 📍 Spacious Proportions
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = F
- 📍 2 Reception Rooms
- 📍 Desirable Cul-de-sac
- 📍 Convenient Location
- 📍 Freehold/EPC = C

**£385,000**

## INTRODUCTION

This bespoke detached bungalow is attractively situated in a small and desirable cul-de-sac just off Tranby Lane, well placed for Anlaby's excellent range of amenities. The property provides very generously proportioned accommodation which is depicted on the attached floorplan. Features include a large lounge, sitting room, fitted kitchen, 3 good bedrooms with the main having the benefit of an en-suite shower room. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. Gardens extend to both front and rear elevations which itself enjoys a southerly aspect and much privacy. A driveway provides access to the large garage.



## LOCATION

Fir Trees is a small cul-de-sac of individually designed detached properties and is situated off Tranby Lane, close to its junction with Beverley Road. Kirk Ella and Anlaby are popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby including St Andrew's Primary School and Wolfreton School.

Haltemprice Sports Centre and the 'Beech Tree' pub are just a short walk away and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

Spacious porch with tiling to the floor. Internal door to:

### ENTRANCE HALL

A large central hallway.



## SITTING ROOM

11'5" x 11'5" approx (3.48m x 3.48m approx)

With cantilever window to front elevation. Part open plan in style through to the kitchen.



## KITCHEN

16'0" x 9'10" approx (4.88m x 3.00m approx)

Having a range of oak base and wall mounted units with work surfaces and eating/breakfast bar peninsular, integrated oven, microwave, 4 ring gas hob, filter hood above, plumbing for automatic washing machine, one and a half sink and drainer. Window and door to rear elevation. To one corner lies a "walk in" cupboard, ideal for storage or as a pantry.



## LOUNGE

21'9" x 13'7" approx (6.63m x 4.14m approx)

With cantilever style window to front elevation, sliding patio doors to rear and further window to side. The chimney breast houses a feature fire surround with marble hearth housing a gas fire.



## BEDROOM 1

17'0" x 13'8" approx (5.18m x 4.17m approx)

With an array of fitted furniture comprising wardrobes, dressing table and drawers.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., bidet, wash hand basin, shower cubicle, tiling to the walls.



### BEDROOM 2

13'0" x 9'4" approx (3.96m x 2.84m approx)

With fitted wardrobe, dressing table and cupboards, window to front elevation.



### BEDROOM 3

13'0" x 7'2" approx (3.96m x 2.18m approx)

With fitted wardrobe, dressing table and cupboard, window to front elevation.



### BATHROOM

With suite comprising bath and fitted furniture with concealed flush W.C. and wash hand basin. Tiling to the walls. Large airing cupboard to corner.





## OUTSIDE

A lawned garden extends to the front and a driveway gives access to the large detached garage. The rear garden enjoys a southerly facing aspect and is mainly lawned with borders and a paved apron/patio.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Ground Floor

Approx. 128.6 sq. metres (1384.3 sq. feet)



Total area: approx. 128.6 sq. metres (1384.3 sq. feet)



